

first party shall be entitled to the immediate possession of the property and shall have the right to enter the possession thereof and shall be entitled to such possession without notice to the second party and this tenance shall terminate and the title to said property described herein is expressly reserved in the first party until the execution and delivery of the deed, as provided for herein. It is agreed that time is the essence of this contract.

Seventh.: If the Said Second Party does not occupy the property, the First Party shall have the right and power to collect the rentals therefrom and apply the same on this agreement in case any payments are in default.

Eighth: If the second party shall default in any respect or break any of the covenants or conditions hereof, all payments by him made hereon shall become the property of the First Party and be forfeited to such First Party and shall be considered as rentals for the use and occupancy of said property.

IN WITNESS WHEREOF the parties have hereunto set their hands the day and year first above written.

R. B. Downing.

First Party.

B. B. Walker

Second Party.

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS.

Before me, Chas. A. Meyers, a Notary Public in and for said County and State on this the 22nd day of July 1922 personally appeared R. B. Downing, to me known to be the identical person who signed the foregoing instrument as seller and B B Walker to me known to be the identical person who signed said instrument as buyer and acknowledged to me that they and each of them signed said instrument and executed the same as their own free and voluntary act and deed and for the uses and purposes therein set forth, In witness whereof I have hereunto set my hand and seal the day and year last above written,

(Seal) Chas. A. Meyers.

My commission expires Feb. 14, 1925.

Notary Public

Filed for record in Tulsa County, Tulsa, Oklahoma, Aug. 3 1922 at 9:30 O'clock A. M.
Book 411 Page 234.

By F. Delman, Deputy.

(Seal) O. D. Lawson, County Clerk.

205704 LB COMPARED

REAL ESTATE MORTGAGE

KNOW ALL MEN BY THESE PRESENTS: That M. I. Seifried and husband J. E. Seifried, of Tulsa County, Oklahoma, parties of the first part, have mortgaged and hereby mortgage to George W. Roberts party of the second part, the following described premises, situated in Tulsa County, State of Oklahoma, to-wit:

East Half of the East Half of the East Half of the Northwest Quarter
(less six acres heretofore deeded to M. I. Seifried) and the South
East Quarter of the South East Quarter of the Southwest Quarter of
the North West Quarter, of Section Eleven (11) Township Nineteen (19)
North, Range Fourteen (14) East Indian Base and Meridian, being 16½
acres more or less.

This mortgage being subject to a prior mortgage on the said quarter less the six acres above mentioned, of \$4500.00 in favor of the Pioneer mortgage Company.